



- 13.53 acres
- 1200'+ frontage on Bethlehem Church Road
- Paved and county-maintained road
- Level homesite of approximately 4-5 acres, with remainder of site being hilly terrain
- Recently cleared of timber and re-planted with pines throughout
- Haralson County public water available
- Passing soil/septic test completed

Offered at \$68,000

Owner / agent disclosure: Listing agent owns the subject property.

Frontier Capital, LLC

Chad Manion, President / Licensed Broker

(770) 778-5904 | cmanion@frontier-ga.com | www.frontier-ga.com



13.53 Acre Residential Homesite Tract 1 – Bethlehem Church Road Buchanan, GA 30113

Property Overview

Location:

Bethlehem Church Road, Buchanan, GA 30113
Located in unincorporated Haralson county
Haralson County parcel # 0043-0003D

The subject property is one of five newly subdivided lots. The entire combined site area of the five lots is 40.82 acres. The subject property has been a managed timber tract for several decades, and was previously owned by The Weyerhaeuser Company until it was acquired by Frontier Capital in early 2025. The Tallapoosa River is approximately 1/4 mile to the east, and the area is known to have abundant wildlife.

Site Acreage: 13.53 acres (1,200'+ road frontage)

Utilities:

- Haralson County water is available at the site (see enclosed water availability letter)
- Electricity is available at the site
- No sewer; the site will require a septic system – see enclosed passing soil test

Zoning:

The site is zoned A1 (agricultural) in unincorporated Haralson County. The subject property meets the A1 new home construction requirements of a minimum of 5 acres with a minimum of 300' of road frontage.

Site Conditions:

- Vacant
- Cleared (replanted with pines throughout)
- Topography:
 - The proposed homesite is a 4-5 acre mostly level area on the southern portion of the lot with easy access from Bethlehem Church Road. There is an existing driveway that was previously used as a logging road that leads to the homesite.
 - The remaining 8-9 acres on the northern end of the site is rolling & hilly topography with some flood plain in the rear. This area creates a large privacy buffer and offers potential recreational uses including hunting.
 - See enclosed contour map

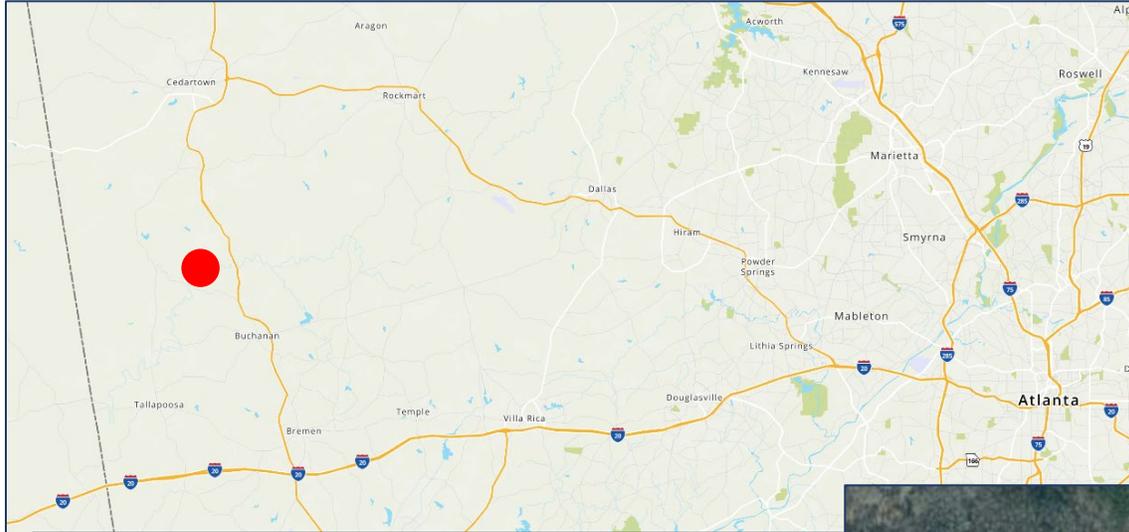
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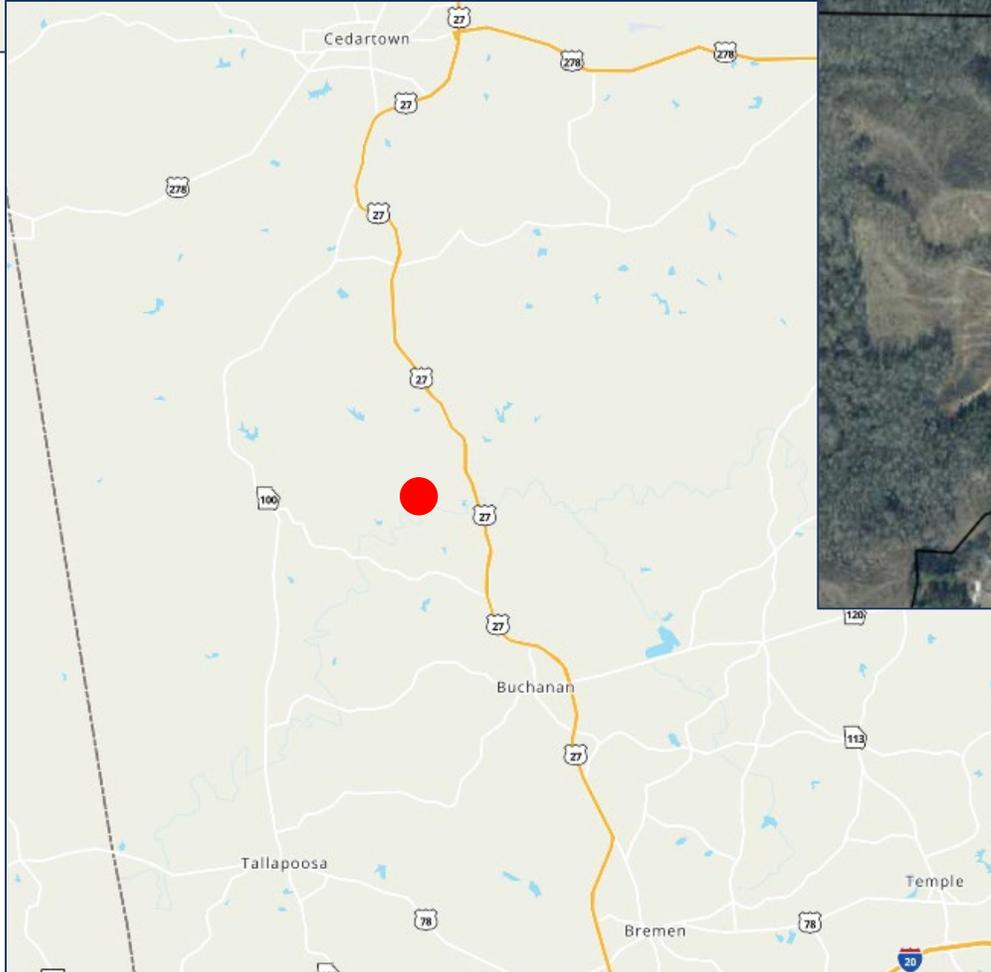
13.53 Acre Residential Homesite Tract 1 – Bethlehem Church Road Buchanan, GA 30113

Location Maps



GPS:

33.86410789246052,
-85.24229589153404



Nearest address for navigation:

1047 Bethlehem Church Rd
Buchanan, Georgia 30113

Frontier Capital, LLC

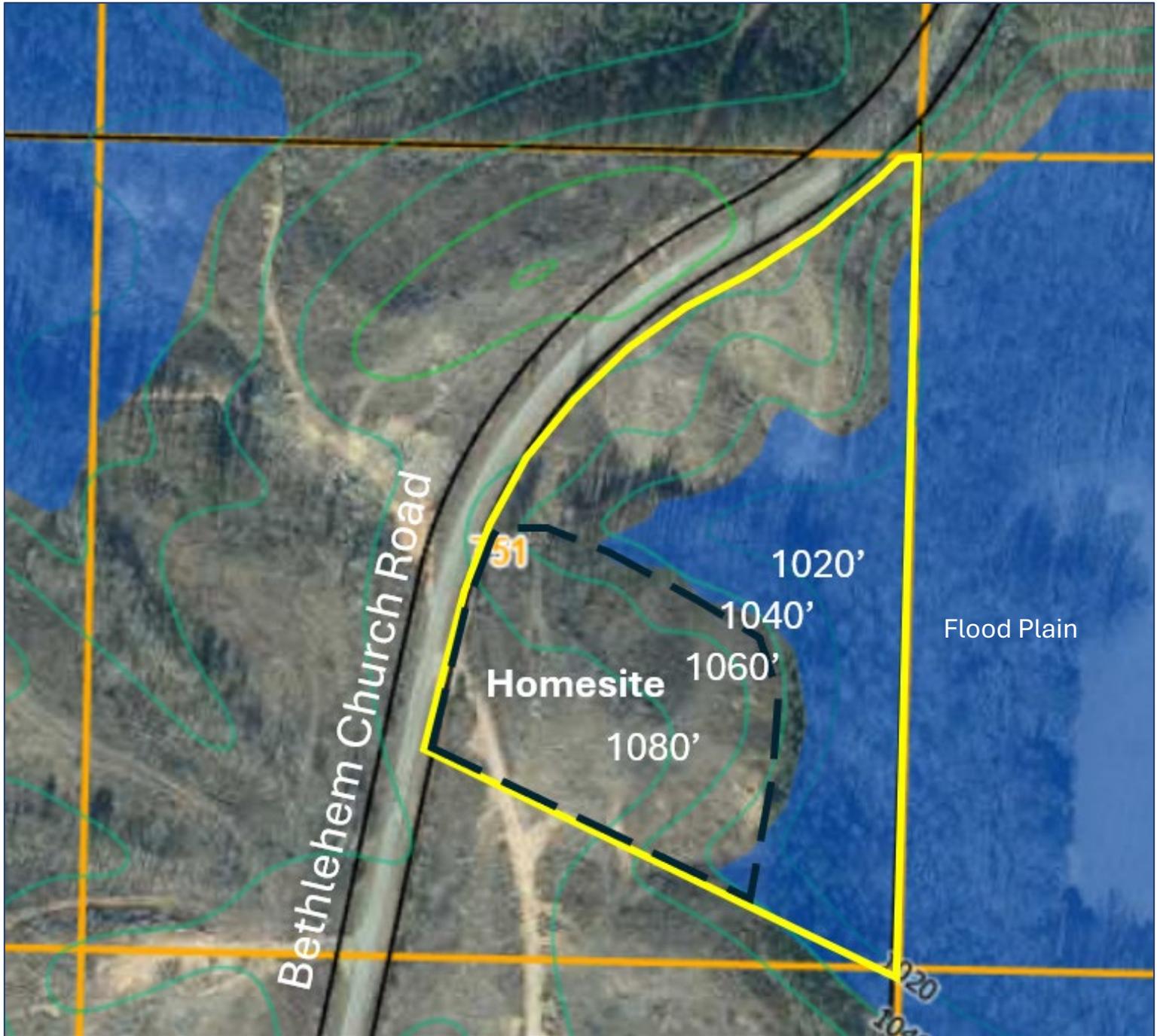
Chad Manion, President / Licensed Broker

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Location Map



Contour Map



Frontier Capital, LLC

Chad Manion, President / Licensed Broker

(770) 778-5904 | cmanion@frontier-ga.com | www.frontier-ga.com



13.53 Acre Residential Homesite Tract 1 – Bethlehem Church Road Buchanan, GA 30113

Water Availability Letter

HARALSON COUNTY WATER AUTHORITY

4277 GA Highway 120
P.O. Box 429
Buchanan, Georgia 30113
(770) 646-6633

February 14, 2025

RE: Chad Manion
Frontier Capital, LLC
Bethlehem Church Rd Lots 1-6

To Whom It May Concern:

This letter serves as notification that potable water is available for up to 6 lots located on property parcel # 0043 0003 on Bethlehem Church Rd., Buchanan, GA 30110.

NOTE: The issuance of a water availability letter does not guarantee water plant or infrastructure capacity. Capacity is never guaranteed, but may be allocated at the sole discretion of the Authority. Under no circumstances is an availability letter valid for more than one year.

Respectfully,

A handwritten signature in black ink, appearing to read "Chad Smith", written over a horizontal line.

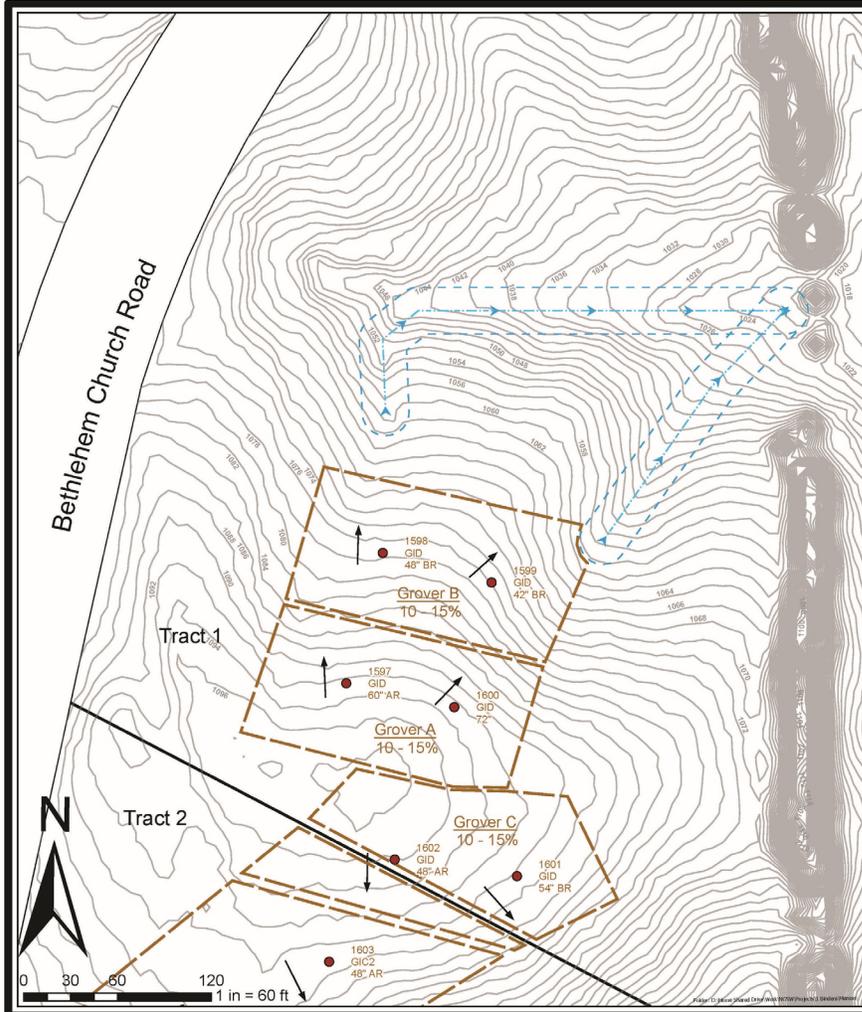
Chad Smith
Manager
Haralson County Water Authority

Frontier Capital, LLC

Chad Manion, President / Licensed Broker

(770) 778-5904 | cmanion@frontier-ga.com | www.frontier-ga.com

Soil Survey



Soil Map

Tax parcel:
0043-0003D
+/- 1.0 acres

| SOIL SERIES | DEPTH TO BEDROCK (Inches) | DEPTH TO SEASONAL HIGH WATER TABLE (Inches) | ABSORPTION RATE AT RECOMMENDED TRENCH DEPTH (Min/Inch) | RECOMMENDED TRENCH DEPTH (Inches) | SUITABILITY CODE | TOTAL DEPTH OF BORING (Inches) |
|-------------|---------------------------|---|--|-----------------------------------|------------------|--------------------------------|
| Grover A | >72 | >72 | 65 | 24-48 | A | 50 |
| Grover B | 48 | >48 | 65 | 24 | A | 48 |
| Grover C | 54 | >54 | 65 | 24-30 | A | 54 |

A - THESE SOILS ARE SUITABLE FOR INSTALLATION OF ON-SITE SYSTEMS WITH PROPER SYSTEM DESIGN, INSTALLATION, AND MAINTENANCE. POSITION OF THE SITE OR OTHER SOIL AND LANDSCAPE CONSIDERATIONS MAY REQUIRE THE DRAIN FIELD AREA TO BE GREATER THAN THE MINIMUM AND/OR THE DRAIN FIELD DESIGN TO REQUIRE EQUAL DISTRIBUTION OR LEVEL FIELD INSTALLATION.

- BORINGS WERE DUG USING A 3 1/4" HANG AUGER. ALL BORINGS AND FEATURES ON SOIL MAP WERE LOCATED WITH A GARMIN GPSMAP 67I, WITH "MOUNTVIEW PLUS GEORGIA" 2023/2024 PARCEL BOUNDARIES AND AERIAL IMAGERY.
- UNLESS A SURVEY IS PROVIDED, PARCEL BOUNDARIES ARE OBTAINED FROM THE COUNTY PUBLIC DATABASE OR AN REST FILE CONNECTION PROVIDED BY THE LOCAL GIS DEPARTMENT. ACCURACY AND LOCATION OF PARCEL BOUNDARIES FROM SOURCES OTHER THAN A SURVEY ARE NOT GUARANTEED.
- DEPTH TO REFUSAL INDICATES THAT LARGE ROCK FRAGMENTS OR VERY HARD SOILS WERE ENCOUNTERED THAT COULD NOT BE DUG BY AN EXCAVATOR OR BROKEN THROUGH WITH A TAMPING BAR. DEPTH TO SHWT INDICATES THAT A RESTRICTIVE, SEASONAL HIGH WATER TABLE WAS ENCOUNTERED.
- ARCMAP TOOLS WERE USED TO CONVERT THE GEORGIA GIS CLEARINGHOUSE 10M DEM INTO 2FT TOPOGRAPHY CONTOURS.
- SOIL SERIES UNIT BOUNDARIES AND EXTENTS ARE INTERPOLATED BY ON-SITE SOIL CLASSIFIER. LINES DELINEATING SOIL UNIT BOUNDARIES ON MAP SHOULD NOT BE CONSIDERED EXACT. THEY SHOULD BE CONSIDERED AS TRANSITIONAL AREAS SEPARATING UNITS OF SOILS WITH SIMILAR PHYSICAL CHARACTERISTICS AND UTILIZATION. INCLUSIONS OF DISSIMILAR SOILS MAY EXIST WITHIN THESE UNITS AND MAY BE TOO SMALL TO DELINEATE AT THIS LEVEL OF SURVEY.
- ALTERATIONS DURING CONSTRUCTION OR PRIOR TO DRAIN FIELD INSTALLATION THAT RESULT IN SIGNIFICANT CHANGES TO THE NATURAL SOIL PROFILE RENDER THESE SPECIFICATIONS INAPPLICABLE. THOSE SOILS SHOULD BE RE-EVALUATED TO DETERMINE SUITABILITY PRIOR TO DRAIN FIELD INSTALLATION.
- WHEN TRENCH LINES ARE DUG BY INSTALLER, PRECAUTION SHOULD BE TAKEN TO ENSURE THAT THERE IS MINIMAL DISTURBANCE TO THE SOIL ON THE TRENCH WALLS. SMEARING OF TRENCH WALLS OR IMPROPER INSTALLATION CAN LEAD TO SYSTEM FAILURE. TRENCHES SHOULD BE INSTALLED UNDER DRY CONDITIONS AND SIDE WALLS SHOULD BE PICKED OR TOOTHED IF POSSIBLE.
- AREAS THAT ARE IN CONCAVE LANDSCAPE POSITIONS OR AREAS THAT CHANNEL STORM WATER (SURFACE AND/OR SUBSURFACE) FLOW SHOULD NOT BE CONSIDERED FOR DRAIN FIELD APPLICATION WITHOUT INSTALLATION OF WATER DIVERSION MECHANISMS (I.E. CURTAIN DRAINS).
- ANY TERRACE FEATURE SHOULD BE AVOIDED OR RE-GRADED TO ALLOW POSITIVE WATER FLOW SO THAT SURFACE WATER DOES NOT IMPACT SEPTIC SYSTEM.
- DRAINAGE ARROWS FEATURED ON SOIL MAP WERE INTERPRETED BY ON-SITE SOIL CLASSIFIER AND ARE MEANT AS A GENERAL REPRESENTATION OF ACTUAL RELIEF OF SITE.
- SEPTIC SYSTEM SIZING SHALL BE BASED ON CURRENT APPROVED SYSTEM GUIDELINES SET FORTH BY THE STATE OF GEORGIA DPH AND SEPTIC PERMIT ISSUED BY LOCAL DEPARTMENT OF HEALTH.
- THE INFORMATION DETAILED IN THIS REPORT CONTAINS THE PROFESSIONAL OPINION AND JUDGEMENT OF NSGW AND MEETS OR EXCEEDS CURRENT DPH GUIDELINES. NO GUARANTEE OF THE PERFORMANCE OF ANY ON-SITE SEPTIC SYSTEM IS WARRANTED BY NSGW.

Soil Map Legend

| | | | |
|--|---------------------------|--|---|
| | Parcel Boundary | | Auger Refusal |
| | Soil Series Boundary | | Bedrock |
| | Seasonal High Water Table | | Saprolite |
| | Borings | | Soil Boring Number NRCS Soil Series Depth of Boring |
| | Buffers | | |
| | Drainage Ditch | | |
| | Slope | | |



Sheet No. SS-1
Drawn By: Daniel J. Eitelman
Date: 4/9/2025
Level 3 High Intensity Soil Survey
Chad Manion
Bethlehem Church Road
Haralson County, Georgia
North Georgia Soil and Water, LLC
404 922 2610
Djeteleman@NorthGeorgiaSoilandWater.com
Daniel J. Eitelman, P. G.

Note: The “+/- 1.0 acres” noted above on the soil survey represents the approximate area that was tested, which is the outlined area shown above listed with a suitability code of “A”. This area is suitable for installation of a standard septic system.



13.53 Acre Residential Homesite Tract 1 – Bethlehem Church Road Buchanan, GA 30113

Special Stipulations

Deed Restriction: In order to protect each of the five adjacent land owners, the purchase and sale agreement will contain a special stipulation stating that the warranty deed conveying title to the subject property shall contain a restriction prohibiting the following items to be located on the property; mobile or manufactured homes, poultry houses, rooster sheds, or commercial livestock operations, or any use that results in a nuisance to the adjoining landowners, such as any use that emits obnoxious or offensive noises or odors.

Mineral Reservation: The purchase and sale agreement will contain a special stipulation stating that the subject property is being sold subject to a previous subsurface mineral reservation. The deed containing the mineral reservation is recorded in Haralson County, Georgia deed book 1037, pages 4-78. Specific details regarding the mineral reservation are contained on exhibits C and D of the mineral reservation deed, which are recorded in Haralson County, Georgia deed book 1037, pages 73-78.

Property Taxes: The subject property (parcel # 0043-0003D), was separated from a larger 40.82 acre tract of land (also parcel # 0043 0003D) in April 2025. The 40.82 acre tract of land (parcel # 0043 0003D) was separated from a larger 4,500 acre tract of land (parcel # 0043 0003) in March 2025 when it was acquired by Frontier Capital. At the acquisition, Frontier Capital was charged for prorated taxes from 3/14/2025 through 12/31/2025, and the seller of the 40.82 acre tract (Weyerhaeuser) retained the responsibility of paying the 2025 property taxes on the entire 4,500 acres including the 40.82 acre tract acquired by Frontier Capital (reverse proration). As a result of this, neither Frontier Capital nor any subsequent owners of the subject parcel will be required to pay property taxes for 2025, since the taxes are being paid by Weyerhaeuser. The purchase and sale agreement will contain a special stipulation stating that there will be no property tax prorations for 2025.

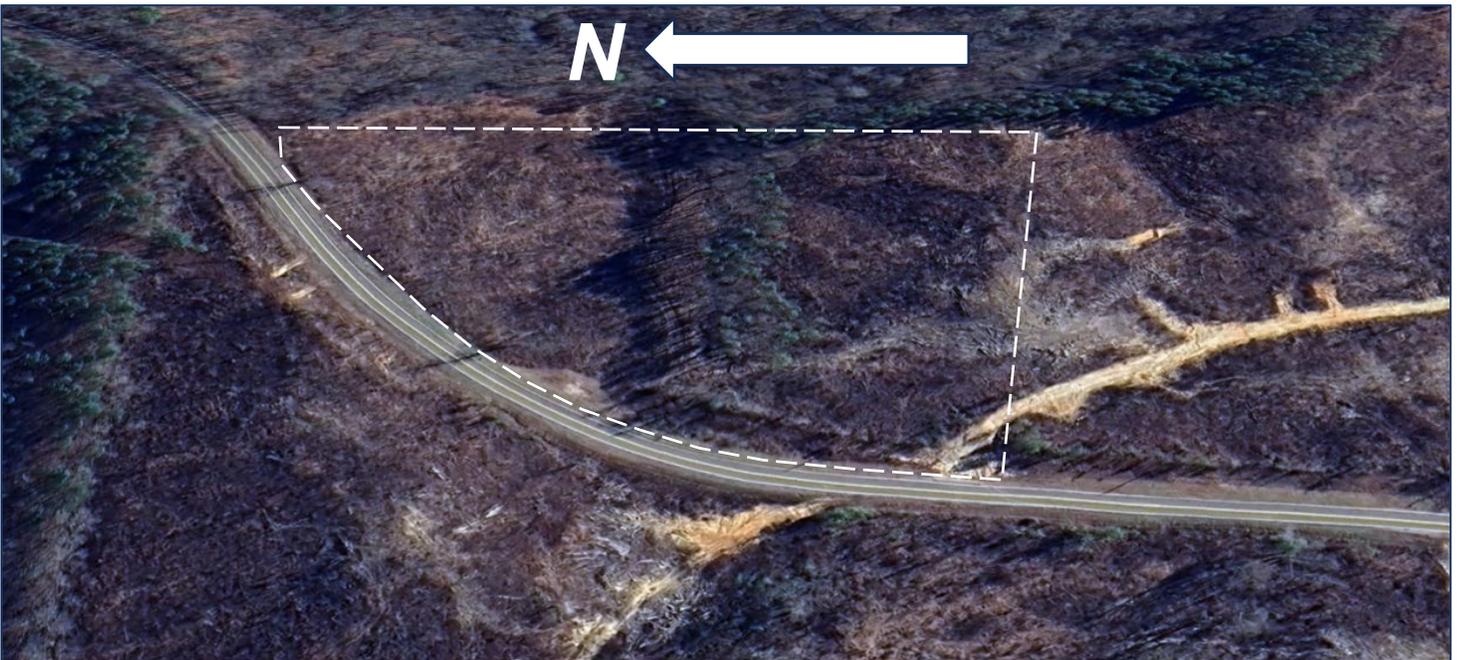
Closing Attorney: Preferred closing attorney is Craig L. Burnsed with Talley, Richardson & Cable, P.A., 367 West Memorial Drive, Dallas, GA 30132, 770-445-4438, cburnsed@trc-lawfirm.com

Frontier Capital, LLC

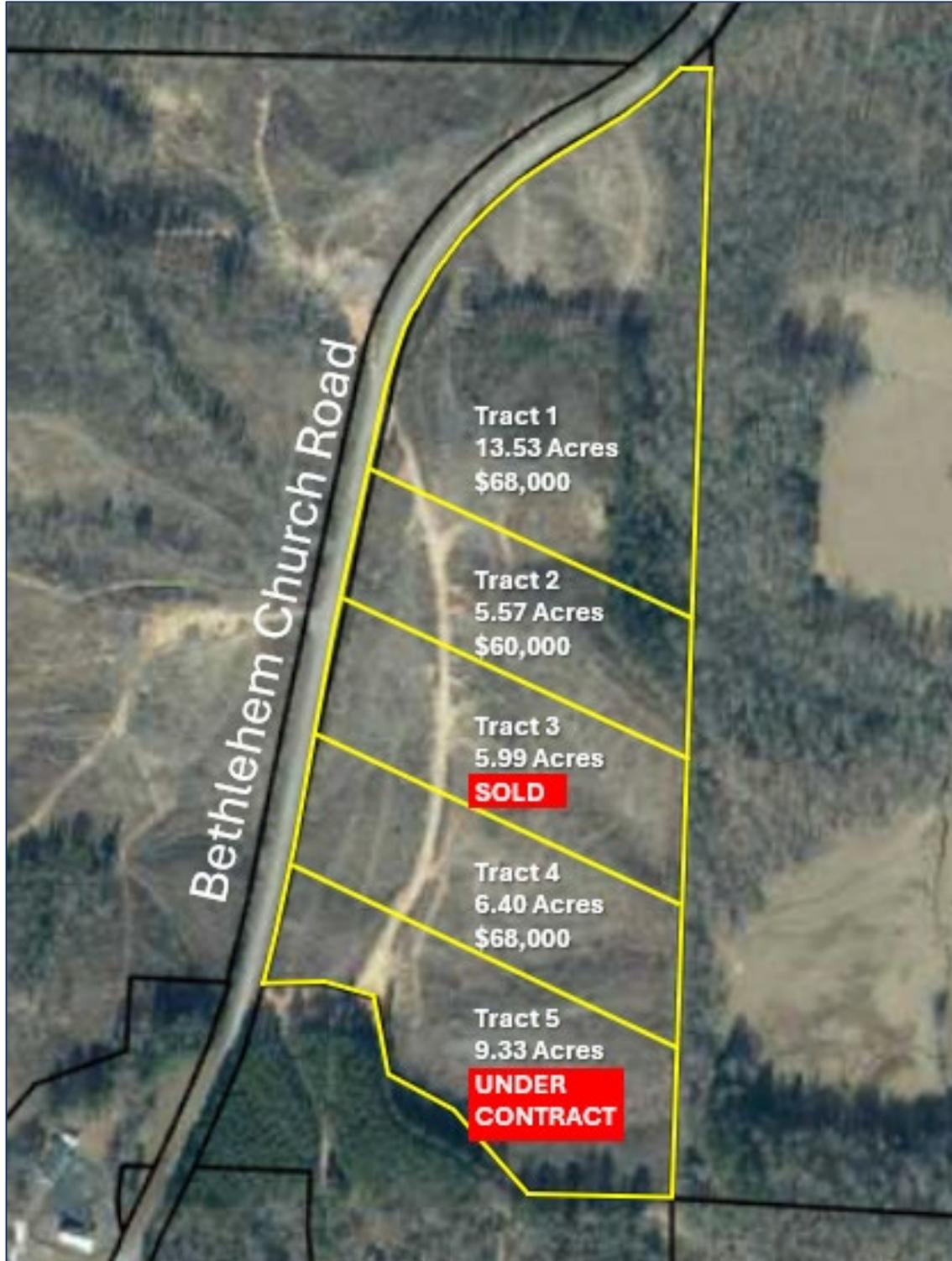
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Site Photos



Site Plan



Frontier Capital, LLC

Chad Manion, President / Licensed Broker

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